

## FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, May 27, 2010

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### **PLANNING COMMISSION STUDY/WORK SESSION**

***Present:** Chairman Jim Young, Vice Chairman Craig Kartchner, Commission members Rick Draper, Randy Hillier, and Nelsen Michaelson, Alternate Commission member Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission members Steve Andersen and Michael Wagstaff and Alternate Commission member Brett Anderson were excused.*

**Chairman Young** began the work session at 6:35 p.m. The following items were discussed:

#### **(Agenda Item #1) - Approval of Minutes**

There were two amendments to the minutes of the May 13, 2010 Planning Commission meeting.

#### **(Agenda Item #3) – Rani Hiller – (Public Hearing) – Applicant is requesting approval for a conditional use permit for a temporary seasonal shaved ice stand located at the south end of the Bukoo’s parking lot at approximately 1000 West Shepard Lane (TU-1-10)**

**Glenn Symes** stated that this is the same application as the one they approved last year; the only difference is the approval will be good for 5 years instead of 1 year.

#### **(Agenda Item #4) – Central Davis Sewer District – (Public Hearing) – Applicant is requesting approval for a site plan and conditional use permit for the construction of a sewer pump station on approximately 6,000 square feet of property located at approximately 500 North Station Parkway (C-5-10).**

**Glenn Symes** explained that this sewer pump station is the first major piece of infrastructure in the Station Parkway area and said a representative from the District would be in attendance at the regular meeting to answer any questions the Commission may have.

#### **(Agenda Item #5) – Lance & Cindi Barraclough – (Public Hearing) - Applicant is requesting approval of a conditional use permit for the placement of a sports court abutting the rear property line on a double frontage lot located at 324 West Bella Vista Ct. (C-6-10).**

**David Petersen** provided several details regarding this request and recommended approval.

#### **(Agenda Item #6) – West Davis Corridor Study – Purpose and Need Statement**

City Planner **David Petersen** said he would discuss this item during the regular session.

## **PLANNING COMMISSION REGULAR SESSION**

***Present:** Chairman Jim Young, Vice Chairman Craig Kartchner, Commission members, Rick Draper, Randy Hillier, and Nelsen Michaelson, Alternate Commission members Brett Anderson and Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission members Steve Andersen and Michael Wagstaff were excused.*

**Chairman Young** opened the meeting at 7:05 p.m. **Rick Draper** offered the invocation.

### **Approval of Minutes - (Agenda Item #1)**

#### **Motion**

**Craig Kartchner** made a motion to approve the minutes of the May 13, 2010 Planning Commission meeting with the amendments which were made in the work session. **Randy Hillier** seconded the motion, and it was unanimously approved. **Rick Draper** abstained because he did not attend the meeting.

### **City Council Report - (Agenda Item #2)**

**Glenn Symes** reported on the following items from the May 18, 2010 City Council meeting:

- **Item #7** – The request to annex .43 acres for **George Clark** was continued.
- **Item #8** and **Item #9** – Several minor text amendments were approved by the Council although there was some discussion regarding the minimum dwelling size standards.
- **Item #10** – The Final Plat for the Park Lane Commons Subdivision was approved.

### **Rani Hiller – (Public Hearing) – Applicant is requesting approval for a conditional use permit for a temporary seasonal shaved ice stand located at the south end of the Bukoo's parking lot at approximately 1000 West Shepard Lane (TU-1-10) (Agenda Item #3)**

#### **Background Information**

**Mr. Symes** informed the Commission that the applicant operated the shaved ice stand in 2009 and is requesting a permit to operate again this year. He said there have been no complaints regarding the business, and staff is proposing approval for a 5-year time period. **Rani Hiller** said the shaved ice stand will be the same as last year except the location will be slightly closer to Arby's.

#### **Public Hearing Opened**

**Chairman Young** opened the public hearing at 7:12 p.m. There were no public comments, and the public hearing was closed.

#### **Motion**

**Randy Hillier** made a motion to approve the temporary use permit for a shaved ice stand subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The shaved ice stand may operate between May 15<sup>th</sup> and September 15<sup>th</sup> for five (5) years: 2010, 2011, 2012, 2013 and 2014.
2. The hours of operation are limited and will be from 8:00 a.m. to 10:00 p.m.
3. The applicant must obtain all other applicable permits for the operation of the temporary use including, but not limited to, a business license from Farmington City, all health department regulations, and all applicable building codes.

The motion was seconded by **Nelsen Michaelson**, and it was unanimously approved.

### **Findings for Approval**

- a. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surround neighborhoods and other existing development;
- e. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
  - Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - Unreasonable interference with the lawful use of surrounding property; and
  - A need for essential municipal services which cannot be reasonably met.

**Central Davis Sewer District – (Public Hearing) – Applicant is requesting approval for a site plan and conditional use permit for the construction of a sewer pump station on approximately 6,000 square feet of property located at approximately 500 North Station Parkway (C-5-10) (Agenda Item #4)**

### **Background Information**

**Mr. Symes** explained that the Central Davis Sewer District (CDSO) has been working with **Rich Haws** and **Ernie Willmore** to finalize the location, design, and capacity of the pump station. Landscaping will be located along the front portion of the lot, and a decorative fence will be installed. The materials which will be used for the building are a combination of CMU block and a board and batten hardie board.

In response to several questions from Commission members, **Leland Meyers**, district manager for CDSD, said the costs will be covered through impact fees although the initial costs will be paid by the District. The developer is responsible for 16% of the overall project costs based on the impact fee law. The pump station is intended to serve the entire mixed use development area. He explained that a wet well is a large concrete hole where the sewage flows in. It is exposed with grating on top, and he said they have not had a problem with odor at any of their pump stations. They have allowance in the design to install a pipeline which blows the air from the wet well into a biological filter. The District has one pump station in close proximity to a house and one located near a school in west Farmington, and they have not had any complaints regarding odor. The pipeline coming in to the pump station will be approximately 17-18 feet below grade and will lift the sewage from the wet well, which is six feet deeper.

### **Public Hearing Opened**

**Chairman Young** opened the public hearing at 7:20 p.m. There were no public comments, and the hearing was closed.

### **Motion**

**Nelsen Michaelson** made a motion that the Planning Commission approve the site plan and conditional use permit for a Central Davis Sewer District pump station located at approximately 500 North Station Parkway with the following conditions:

1. The landscaping be installed and maintained as shown on the submitted plans.
2. All necessary building permits must be obtained prior to construction.
3. The applicant continues to work with the City's reviewing agencies to address any outstanding comments regarding the site development.

The motion was seconded by **Rick Draper**, and it was unanimously approved.

### **Findings for Approval**

- a. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
- e. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:

- Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
- Unreasonable interference with the lawful use of surrounding property; and
- A need for essential municipal services which cannot be reasonable met.

**Lance & Cindi Barraclough – (Public Hearing) - Applicant is requesting approval of a conditional use permit for the placement of a sports court within five feet of the rear property line on a double frontage lot located at 324 West Bella Vista Ct. (C-6-10) (Agenda Item #5)**

**Background Information**

**Mr. Petersen** referred to the staff report which includes the requirements listed in the Zoning Ordinance. It states that private sports courts shall be set back at least five feet from the rear and side property lines. The **Barracloughs** constructed a retaining wall to make space for the sports court, and they are in the process of obtaining a building permit from the City for the wall. The permit has not been issued because the wall is located in an aqueduct easement, and the Weber Basin Water Conservancy District must grant approval for the wall.

**Public Hearing**

**Chairman Young** opened the public hearing at 7:20 p.m. There were no public comments, and the hearing was closed.

**Motion**

**Craig Kartchner** made a motion that the Planning Commission approve a conditional use permit allowing for the placement of a sports court on the rear property line subject to the applicant obtaining a building permit from the City for a retaining wall next to the court and also receiving approval for the retaining wall and the sports court from the Weber Basin Water Conservancy District. The motion was seconded by **Rick Draper**, and it was unanimously approved.

**Findings for Approval**

1. The proposed sports court is small in area and will create minimal impact to the neighborhood.
2. The property is located on a dead end street which generates little traffic.
3. The irregular shaped property, the majority of which is encumbered by a BOR easement, or aqueduct easement, is characterized by steep topography leaving few options for an outdoor sports court and play area.

**West Davis Corridor EIS – Purpose and Need Statement (Agenda Item #6)**

**Background Information**

**David Petersen** referred to the letter he sent to the Commission regarding the West Davis Corridor Environmental Impact Study (EIS) in which he requested that they read the full report and provide

comments prior to the June 7, 2010 deadline. He said a draft of the “Purpose and Need Statement” was prepared by the EIS Team, and they are soliciting input related to the draft. **Mr. Petersen** said establishing a strong purpose and need is a vital part of the process. One purpose of the study is to establish the location of a corridor for a west Davis highway, and the location could dramatically impact Farmington. He listed the following concerns regarding the draft:

1. Lack of adequate information regarding transit and freight
2. Verification of data regarding automobile trips
3. Improved definitions of regional vs. non-regional facilities
4. Clarification of statements regarding Farmington City
5. Incorporation of the latest demographic and socioeconomic data

The website address is: [www.udot.utah.gov/westdavis](http://www.udot.utah.gov/westdavis)

**Chairman Young** urged the Commissioners to study this issue and offer their comments, and he expressed gratitude to staff for their research.

**Mr. Petersen** also mentioned that the City has received another proposal on the triangular-shaped piece of property across from the Davis County Fairgrounds. The proposal is for apartments similar to Park Lane Village with no retail. He gave an update of the new City Hall and said staff will be moving into the new building on July 15, 2010. The Planning Commission meeting scheduled for July 8<sup>th</sup> will be in the old building, and the meeting scheduled for July 15<sup>th</sup> could be held off site, or if there are no crucial items, it may be cancelled. The July 29<sup>th</sup> meeting will be held in the new building.

## **ADJOURNMENT**

### **Motion**

**Rick Draper** made a motion to adjourn the meeting. The motion was seconded by **Craig Kartchner** and was approved by all Commission members. The meeting adjourned at 8:05 p.m.

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**Jim Young, Chairman**  
**Farmington City Planning Commission**